

DWELLING PLACE REGIONAL COMMUNITY LAND TRUST
BOARD OF DIRECTORS
October 20, 2020
Approved November 18, 2020

MEMBERS PRESENT Rich Kogelschatz, Gil Segovia, Lee Nelson Weber, Troy Zapolski
MEMBERS ABSENT Eleanor Moreno

STAFF & GUESTS PRESENT Chris Bennett, David de Velder, Karen Monroe, Rachel Osbon, Scott Page, Zoe Post, Matt Szuminski, Dennis Sturtevant, Stephen Wooden, Steve Recker

The meeting convened via video conference at 11:00 AM.

APPROVAL OF MINUTES **Minutes of the Dwelling Place Community Land Trust Board of Directors meeting of September 9, 2020 were approved by motion of Troy Zapolski, supported by Gil Segovia and carried without objection.**

BYLAWS AMENDMENTS After review by the Dwelling Place Board of Directors, the bylaws required additional edits. A corrected version was sent to the CLT Board for review prior to this meeting. **Motion to approve these amendments was made by Gil Segovia, seconded by Rich Kogelschatz, and carried without objection.**

CLT SITE PLAN REVIEW **Grand Haven**
The Michigan Community Capital site owned by the City of Grand Haven is on hold as the city is considering creating its own CLT. Dwelling Place would continue to pursue this site if the city CLT does not come to fruition.

Holland
Housing Next is working to secure a site on 24th and Waverly; the CLT would likely assist in developing some single family homes and other housing on the south side of the site.

Newaygo
Development of three sites is slow; the most promising is the river valley site just south of downtown. The Fremont Area Foundation is interested in housing for employees of Magna Mirrors in Newaygo and will be key in funding affordable housing there.

Grand Rapids
Seeds of Promise has identified a number of potential sites south of Wealthy St where affordable housing is needed. There are a number of ways the CLT could incorporate housing in these areas, including modular housing, stick builds, and tiny homes. Dwelling Place already owns a lot located on Fuller behind Huntington Bank and an additional lot on Hall that would be ideal to market the CLT model if some funding can be secured. Motion to allow Dwelling Place staff to explore development costs and designs for these sites was made by Gil Segovia, supported by Rich Kogelschatz, and carried without objection.

**DESIGN OPTIONS
AND APPROXIMATE
COSTS**

Mr. de Velder presented proposals from three builders (Bazzani Associates, Innovalab, and Urbaner) in response to his RFP; the first is stick frame and the other two, modular. The stick build model, which had the highest cost to the buyer, included a \$15,000 realtor commission; this may not be necessary given the interest in CLT units. Unlike the stick build, modular construction does not rely solely on local labor, but has the advantage of less production time. Mr. Kogelschatz noted that this efficiency is key in an urban setting, and also offered to price each of the proposals for comparison.

UPDATES

Rental Conversion & Renovation

Tim Orlebeke is reviewing conversion plans and condo documents to convert Martineau and New Hopes Homes into a condo structure. Renovation on the Martineau vacant units has begun, and windows exterior siding have been ordered for Grandville and New Hope.

Staff will also meet with Gary Heidel at MSHDA to discuss collaborating with several Michigan NeighborWorks affiliates on shared equity housing and bring the issue forward on a state level.

Sales & Marketing

Interest for the CLT units is high, with 3-5 homebuyers currently receiving education from Habitat for Humanity and 2 who are approved for mortgages and will be directed to CLT lenders for financing. Outreach in the broader community will take place in November with the help of other organizational partners.

Brownfield TIF

The City of Grand Rapids brownfield staff have acknowledged that the CLT discount of the sales price may be an eligible brownfield expense under current brownfield statutes, however, they prefer that MEDC provide more guidance on this issue. This is more likely to have broad support if the MEDC will issue a guidance encouraging local brownfield authorities to become involved in using this tool for affordable housing.

OTHER BUSINESS

Ms. Post will work with Ms. Nelson Weber to schedule the recurring board meetings.

ADJOURNMENT

The Dwelling Place Regional Community Land Trust Board of Directors adjourned at 12:10 PM.